

ORDINANCE C-46-94

AN ORDINANCE TO AMEND ORDINANCE C-40-91 TO INCLUDE LAND IN THE COMMUNITY REINVESTMENT AREA NO. 4

WHEREAS, Ordinance C-40-91, adopted on May 20, 1991, established Community Reinvestment Area No. 4 - east of Demorest Road and North of Southwest Boulevard; and

WHEREAS, the boundaries of Community Reinvestment Area No. 4 were later expanded on March 02, 1992 (C-12-92) to include an additional parcel of land to promote economic growth in our City; and

WHEREAS, it is necessary to extend the boundaries of Community Reinvestment Area #4 before July law changes take effect related to Community Reinvestment Areas, enabling Grove City to remain competitive with other Ohio communities also striving to attract industrial and economic growth; and

WHEREAS, the City of Grove City administration will work with the South Western City School Board of Education to establish a revenue sharing plan for the economic benefits of new industry locating within these newly accepted areas, and all new areas accepted in the future.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Ordinance C-40-91 is hereby amended to include the land contained in Exhibit "B" of this ordinance as part of the Community Reinvestment Area No. 4.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.


Cheryl L. Grossman, President of Council

Passed: 6-20-94

Effective: 7-20-94


Richard L. Stage, Mayor

Attest:


Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.


Thomas R. Clark, Director of Law

C-46-94
Exhibit "B"

UNROE AVE.

ALLMON RD.

URBAN HOLLOW C

Area to
be added to
CRA #4
120 acres.

LINCOLN RD.

FIRST ST. AVE.
SECOND AVE.
CENTRAL AVE.
THIRD AVE.
FOURTH AVE.
RAILROAD ST.
MAPLE ST.
WALNUT ST.
VINE ST.
MAIN ST.
OLIVE ST.

JOHN A. COOLEY DR.

ORD. NO. C-40-91

SOUTHWEST BLVD.
COMMUNITY REINVEST-
MENT AREA 05/20/91

ORD. NO. C-12-92

TO INCLUDE
PIER ONE SITE
30+ ACRES

THOMPSON AVE.

MULBERRY ST.
BIRCH ST.
AVE.

SOUTHWEST

3 AVE.

HOLLY ST.



BEULAH PARK

DEMOREST DR.

CITY

COPPERFIELD

PARK ST.
CURTIS ST.
MIDLAND ST.
CONOR ST.
ELM ST.
CLEVELAND AVE.
GRANT ST.
LINCOLN ST.
FRONT ST.
ROADWAY

ROUTE 62
FARM BANK WAY
S.R.3
ROSE AVE.
U.S. 62
LOT 2
BRECK AVE.
GLENN AVE.
THOMAS BARBEE CT.
SHELDON PL.
ANNA AVE. CT.

PROPOSED AMENDMENT
TO
GROVE CITY
REINVESTMENT AREA #4

1" = 1000'

DESCRIPTION OF
121.715 ACRES
REMAINDER OF 128.921- AND 25.171-ACRE TRACTS

Situate in the state of Ohio, county of Franklin, city of Grove City, being part of Virginia Military Surveys 1388, 1389 and 5745, and being all of PARCELS 2, 3, 4, and 5, part of PARCEL 1 and the 25.171-acre tract conveyed to NRS Equities, Inc., by deeds of record in O.R. 17157H09 and O.R. _____, respectively, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

Beginning, for reference, at an iron pin found at an angle point in the northerly right-of-way line of Southwest Boulevard (being 70.00 feet northerly of, as measured by right angles, the centerline thereof) and being a common corner of said PARCEL 1, a 109.911-acre tract conveyed to Wal-Mart Stores, Inc. by deed of record in O.R. 16091H16 and a 1.197-acre tract conveyed to the City of Grove City by deed of record in Deed Book 3689, page 160;

Thence N 03° 11' 17" E, a distance of 1424.93 feet, along the common line to said PARCEL 1 and 109.911-acre tract to the point of true beginning for the herein described tract of land;

Thence the following three (3) courses and distances continuing along the common lines of said PARCEL 1 and said 109.911 acre tract;

1. Thence N 03° 11' 17" E, a distance of 1891.69 feet to a PK nail found in the top of a concrete post, at a common corner of said PARCEL 1 and said 109.911-acre tract;
2. Thence S 87° 51' 53" E, a distance of 392.17 feet to a PK nail found in the top of a concrete post at a common corner of said PARCEL 1 and said 109.911-acre tract;
3. Thence N 00° 56' 43" E, a distance of 534.50 feet to an iron pin found at a common corner of said PARCEL 1 and a 5.240-acre tract conveyed to Paul F. Harper and Maria J. Spencer by deed of record in O.R. 7442D11;

Thence the following two (2) courses and distances along the common lines of said PARCEL 1 and said 5.240-acre tract;

1. Thence S 89° 03' 17" E, a distance of 262.77 feet to an iron pin set at a common corner of said PARCEL 1 and said 5.240-acre tract;
2. Thence N 00° 56' 43" E, a distance of 875.97 feet to an iron pin set in a southerly right-of-way line of Justus Frontage Road as established by deed to the State of Ohio of record in Deed Book 2829, page 44 and delineated upon the State of Ohio Right-of-Way Plan, FRA-270-2.68S;

Thence the following five (5) courses and distances along said southerly right-of-way line of Justus Frontage Road and the northerly lines of said PARCELS 1, 2, 3, and 5;

1. Thence S 68° 00' 35" E, a distance of 9.21 feet to an iron pin set;
2. Thence N 55° 40' 57" E, a distance of 177.01 feet to an iron pin set at a point of curvature;
3. Thence with a curve to the right having a radius of 986.74 feet, a central angle of 48° 31' 43", the chord to which bears N 79° 56' 49" E, a chord distance of 810.99 feet to an iron pin set;
4. Thence S 76° 49' 20" E, a distance of 275.64 feet to an iron pin set, being 215.00 feet southerly of the centerline of Interstate 270;
5. Thence S 75° 46' 58" E, parallel with said centerline of Interstate 270, a distance of 452.61 feet to an iron pin found in the westerly line of said PARCEL 4 at the northeasterly corner of said PARCEL 5;

Thence N 01° 52' 30" E, a distance of 67.56 feet along the easterly right-of-way line of said Justus Frontage Road and the westerly line of said PARCEL 4 to an iron pin found in the southerly limited access right-of-way line of

Interstate 270 (being 149.00 feet southerly of, as measured by right angles, said centerline of Interstate 270) at the northwesterly corner of said PARCEL 4;

Thence the following five (5) courses and distances along the said southerly limited access right-of-way line of Interstate 270 and the northerly lines of said PARCEL 4;

1. Thence S 75° 46' 58" E, a distance of 47.77 feet to an iron pin found;
2. Thence S 60° 41' 47" E, a distance of 119.11 feet to an iron pin found;
3. Thence S 75° 16' 25" E, a distance of 1125.04 feet to an iron pin found;
4. Thence S 89° 30' 50" E, a distance of 168.52 feet to an iron pin found;
5. Thence S 75° 46' 58" E, a distance of 641.25 feet to an iron pin found at a northeasterly corner of said PARCEL 4; said iron pin being further referenced as being 150.00 right of centerline station 250 + 66.25 of Interstate 270;

Thence S 07° 11' 37" W, a distance of 340.34 feet along the easterly line of said PARCEL 4 to an iron pin found in the northerly line of a 41.761-acre tract conveyed to B. J. Roach, George Ackney, Robert Shoaf, and Robert Snyder by deed of record in O.R. 11011G04, at a southeasterly corner of said PARCEL 4;

Thence N 86° 31' 24" W, a distance of 2013.38 feet along the common line of said PARCEL 4 and said 41.761-acre tract to an iron pin set at an angle point in the easterly line of said PARCEL 5, at a common corner of said PARCEL 4 and said 41.761-acre tract;

Thence S 06° 29' 44" W, a distance of 891.02 feet (passing an iron pin found at a distance of 155.80 feet) along the common line of said PARCEL 5 and said 41.761-acre tract to a stone found in the northerly line of Henry Kemper's Addition to Urbancrest shown of record in Plat Book 17, page 41, at a common corner of said PARCEL 5 and said 41.761-acre tract;

Thence N 86° 38' 12" W, a distance of 566.98 feet along the southerly line of said PARCEL 5 and along the northerly line in part, of said Henry Kemper's Addition, and the northerly line in part, of the 20-acre tract conveyed to BJR Company Inc., by deed of record in O.R. 14382I15, to an iron pin found at a common corner of said PARCEL 5 and a 9.97-acre tract conveyed to BJR Company, Inc., by deed of record in O.R. 14382I15;

Thence N 00° 39' 21" E, a distance of 706.29 feet along the common line of said PARCEL 5 and said 9.97-acre tract to an iron pin set in the southerly line of said PARCEL 3 at a common corner of said PARCEL 5 and said 9.97-acre tract;

Thence N 89° 01' 09" W, a distance of 627.00 feet along the northerly line of said 9.97-acre tract and the southerly lines of said PARCELS 3 and 2 to the center of a concrete post found in the easterly line of said PARCEL 1, at a common corner of said 9.97-acre tract and said PARCEL 2;

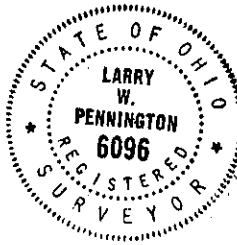
Thence S 01° 19' 20" W, a distance of 680.60 feet along the common line of said PARCEL 1 and said 9.97-acre tract to an iron pin set at an angle point in the easterly line of said PARCEL 1, at a common corner of said 9.97- and 20-acre tracts;

Thence S 03° 40' 51" W, a distance of 1134.95 feet along the easterly line of said PARCEL 1 and the westerly line of said 20-acre tract and in part, the westerly line of Darnell's Addition to Urbancrest shown of record in Plat Book 16, page 57, to an iron pin found at a common corner of said PARCEL 1 and a 25.171-acre tract conveyed to NRS Equities, Inc., by deed of record in O.R. _____;

Thence S 03° 27' 28" W, a distance of 783.94 feet, continuing along the westerly line of Darnell's Addition and along the westerly line of the 1.00-acre tract conveyed to Arthur Shipp by deed of record in Deed Book 3518, page 357 and the easterly line of said 25.171-acre tract to a point;

Thence N 87° 09' 46" W, a distance of 1001.56 feet, across said PARCEL 1 and 25.171-acre tract to the point of true beginning containing 121.715 acres, more or less, and being subject to all easements and restriction of record.

The bearing datum of the afore-described tract is based upon the bearing of S 75° 46' 58" E, for the centerline of Interstate 270 as shown on the State of Ohio Right-of-Way Plan, FRA-270-2.68S.



R. D. SANDE & ASSOCIATES, LIMITED

Larry W. Pennington
Registered Surveyor 6096

LWP:seb
April 9, 1992
RDZ JN 2667.2
2667REM.121

DESCRIPTION OF
112.725 ACRES
REMAINDER OF 128.921 ACRES

Situate in the state of Ohio, county of Franklin, city of Grove City, being part of Virginia Military Surveys 1388, 1389 and 5745, and being all of PARCELS 2, 3, 4, and 5 and part of PARCEL 1, conveyed to NRS Equities, Inc., by deed of record in O.R. 17157H09, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

Beginning for reference at an iron pin found at an angle point in the northerly right-of-way line of Southwest Boulevard (being 70.00 feet northerly of, as measured by right angles, the centerline thereof) and being a common corner of said PARCEL 1, a 109.911-acre tract conveyed to Wal-Mart Stores, Inc. by deed of record in O.R. 16091H16 and a 1.197-acre tract conveyed to the City of Grove City by deed of record in Deed Book 3689, page 160;

Thence N 03° 11' 17" E, a distance of 1424.93 feet, along the common line to said PARCEL 1 and 109.911-acre tract to the point of true beginning for the herein-described tract of land;

Thence the following three (3) courses and distances continuing along the common lines of said PARCEL 1 and said 109.911-acre tract;

1. Thence N 03° 11' 17" E, a distance of 1891.69 feet to a PK nail found in the top of a concrete post, at a common corner of said PARCEL 1 and said 109.911-acre tract;
2. Thence S 87° 51' 53" E, a distance of 392.17 feet to a PK nail found in the top of a concrete post at a common corner of said PARCEL 1 and said 109.911-acre tract;
3. Thence N 00° 56' 43" E, a distance of 534.50 feet to an iron pin found at a common corner of said PARCEL 1 and a 5.240-acre tract conveyed to Paul F. Harper and Maria J. Spencer by deed of record in O.R. 7442D11;

Thence the following two (2) courses and distances along the common lines of said PARCEL 1 and said 5.240-acre tract;

1. Thence S 89° 03' 17" E, a distance of 262.77 feet to an iron pin set at a common corner of said PARCEL 1 and said 5.240-acre tract;
2. Thence N 00° 56' 43" E, a distance of 875.97 feet to an iron pin set in a southerly right-of-way line of Justus Frontage Road as established by deed to the State of Ohio of record in Deed Book 2829, page 44 and delineated upon the State of Ohio Right-of-Way Plan, FRA-270-2.68S;

Thence the following five (5) courses and distances along said southerly right-of-way line of Justus Frontage Road and the northerly lines of said PARCELS 1, 2, 3, and 5;

1. Thence S 68° 00' 35" E, a distance of 9.21 feet to an iron pin set;
2. Thence N 55° 40' 57" E, a distance of 177.01 feet to an iron pin set at a point of curvature;
3. Thence with a curve to the right having a radius of 986.74 feet, a central angle of 48° 31' 43", the chord to which bears N 79° 56' 49" E, a chord distance of 810.99 feet to an iron pin set;
4. Thence S 76° 49' 20" E, a distance of 275.64 feet to an iron pin set, being 215.00 feet southerly of the centerline of Interstate 270;
5. Thence S 75° 46' 58" E, parallel with said centerline of Interstate 270, a distance of 452.61 feet to an iron pin found in the westerly line of said PARCEL 4 at the northeasterly corner of said PARCEL 5;

Thence N 01° 52' 30" E, a distance of 67.56 feet along the easterly right-of-way line of said Justus Frontage Road and the westerly line of said PARCEL 4 to an iron pin found in the southerly limited access right-of-way line of Interstate 270 (being 149.00 feet southerly of, as measured by right angles, said centerline of Interstate 270) at the northwesterly corner of said PARCEL 4;

Thence the following five (5) courses and distances along the said southerly limited access right-of-way line of Interstate 270 and the northerly lines of said PARCEL 4;

1. Thence S 75° 46' 58" E, a distance of 47.77 feet to an iron pin found;
2. Thence S 60° 41' 47" E, a distance of 119.11 feet to an iron pin found;
3. Thence S 75° 16' 25" E, a distance of 1125.04 feet to an iron pin found;
4. Thence S 89° 30' 50" E, a distance of 168.52 feet to an iron pin found;
5. Thence S 75° 46' 58" E, a distance of 641.25 feet to an iron pin found at a northeasterly corner of said PARCEL 4; said iron pin being further referenced as being 150.00 right of centerline station 250 + 66.25 of Interstate 270;

Thence S 07° 11' 37" W, a distance of 340.34 feet along the easterly line of said PARCEL 4 to an iron pin found in the northerly line of a 41.761-acre tract conveyed to B. J. Roach, George Ackney, Robert Shoaf, and Robert Snyder by deed of record in O.R. 11011G04, at a southeasterly corner of said PARCEL 4;

Thence N 86° 31' 24" W, a distance of 2013.38 feet along the common line of said PARCEL 4 and said 41.761-acre tract to an iron pin set at an angle point in the easterly line of said PARCEL 5, at a common corner of said PARCEL 4 and said 41.761-acre tract;

Thence S 06° 29' 44" W, a distance of 891.02 feet (passing an iron pin found at a distance of 155.80 feet) along the common line of said PARCEL 5 and said 41.761-acre tract to a stone found in the northerly line of Henry Kemper's Addition to Urbancrest shown of record in Plat Book 17, page 41, at a common corner of said PARCEL 5 and said 41.761-acre tract;

Thence N 86° 38' 12" W, a distance of 566.98 feet along the southerly line of said PARCEL 5 and along the northerly line in part, of said Henry Kemper's Addition, and the northerly line in part, of the 20-acre tract conveyed to BJR Company Inc., by deed of record in O.R. 14382115, to an iron pin found at a common corner of said PARCEL 5 and a 9.97-acre tract conveyed to BJR Company, Inc., by deed of record in O.R. 14382115;

Thence N 00° 39' 21" E, a distance of 706.29 feet along the common line of said PARCEL 5 and said 9.97-acre tract to an iron pin set in the southerly line of said PARCEL 3 at a common corner of said PARCEL 5 and said 9.97-acre tract;

Thence N 89° 01' 09" W, a distance of 627.00 feet along the northerly line of said 9.97-acre tract and the southerly lines of said PARCELS 3 and 2 to the center of a concrete post found in the easterly line of said PARCEL 1, at a common corner of said 9.97-acre tract and said PARCEL 2;

Thence S 01° 19' 20" W, a distance of 680.60 feet along the common line of said PARCEL 1 and said 9.97-acre tract to an iron pin set at an angle point in the easterly line of said PARCEL 1, at a common corner of said 9.97- and 20-acre tracts;

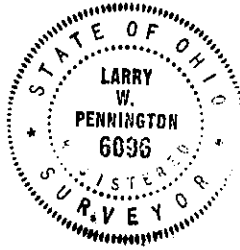
Thence S 03° 40' 51" W, a distance of 1134.95 feet along the easterly line of said PARCEL 1 and the westerly line of said 20-acre tract and in part, the westerly line of Darnell's Addition to Urbancrest shown of record in Plat Book 16, page 57, to an iron pin found at a common corner of said PARCEL 1 and a 25.171-acre tract conveyed to NRS Equities, Inc., by deed of record in O.R. _____;

Thence N 86° 35' 06" W, a distance of 497.63 feet along a common line of said PARCEL 1 and said 25.171-acre tract to an iron pin found at a common corner of said PARCEL 1 and said 25.171-acre tract;

Thence S 03° 29' 57" W, a distance of 788.97 feet along an easterly line of said PARCEL 1 and the westerly line of said 25.171-acre tract to a point;

Thence N 87° 09' 46" W, a distance of 503.33 feet, across said PARCEL 1 to the point of true beginning containing 112.725 acres, more or less, and being subject to all easements and restrictions of record.

The bearing datum of the afore-described tract is based upon the bearing of S 75° 46' 58" E, for the centerline of Interstate 270 as shown on the State of Ohio Right-of-Way Plan, FRA-270-2.68S.



R. D. ZANDE & ASSOCIATES, LIMITED

Larry W. Pennington
Registered Surveyor 6096

LWP:seb
April 9, 1992
RDZ JN 2667.2
2667REM.112

DESCRIPTION OF
8.990 ACRES
REMAINDER OF 25.171-ACRE TRACT

Situate in the state of Ohio, county of Franklin, city of Grove City and being a part of the 25.171-acre tract conveyed to NRS Equities, Inc., by deed of record in _____, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning for reference at an iron pin in the northerly right-of-way line of Southwest Boulevard at the common corner to said 25.171-acre tract and the 10.00-acre tract conveyed to C.J. Mahan Construction Co. by deed of record in O.R. 1118105, said iron pin being located 65.00 feet (as measured at right angles) northerly of the centerline of said Southwest Boulevard;

Thence N 03° 13' 38" E, a distance of 920.94 feet, along the common line to said 25.171- and 10.000-acre tracts to a stone at the common corner to said 10.000-acre tract and the 5.000-acre tract conveyed to said C.J. Mahan Construction Co. by deed of record in O.R. 15188H11;

Thence N 03° 27' 28" E, a distance of 509.02 feet, along the common line to said 25.171- and 5.000-acre tracts and the common line to said 25.171-acre tract and the 1.00-acre tract conveyed to Arthur Shipp by deed of record in Deed Book 3518, page 357 to the point of true beginning for the herein-described tract of land;

Thence N 87° 09' 46" W, a distance of 498.23 feet, across said 25.171-acre tract to a point in the common line to said 25.171-acre tract and PARCEL 1 as conveyed to NRS EQUITIES, INC., by deed of record in O.R. 17157H09;

Thence the following two (2) courses and distances along the common line to said 25.171-acre tract and PARCEL 1:

1. Thence N 03° 29' 57" E, a distance of 788.97 feet, to an iron pin at the northwesterly corner of said 25.171-acre tract;
2. Thence S 86° 35' 06" E, a distance of 497.63 feet, to a point at a common corner to said 25.171-acre tract and PARCEL 1 said point also being in the westerly line of DARNELL's ADDITION TO URBANCREST as shown of record in Plat Book 16, page 57;

Thence S 03° 27' 28" W, a distance of 783.94 feet, along the common line to said 25.171-acre tract and DARNELL's ADDITION and the common line to said 25.171- and 1.00-acre tracts to the point of true beginning containing 8.990 acres, more or less, and being subject to all easements and restrictions of record.

The bearings in the above description were based upon the bearing of S 75° 46' 58" E, for the centerline of Interstate 270 as shown on the State of Ohio Right-of-Way Plan, FRA-270-2.685.



R. D. ZANDE & ASSOCIATES, LIMITED

Larry W. Pennington
Registered Surveyor No. 6096

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April 9, 1992
RDZ JN 2667.2
2667REM